034.0	0004	0016.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	478,100	/	478,100
USE VALUE:	478,100	/	478,100
ASSESSED:	478,100	/	478,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		SILK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BANTZ EDWARD A & MARY G TRS
Owner 2:	SILK ST REALTY TRUST
Owner 3:	
Street 1:	59 GARDNER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BANTZ EDWARD A & MARY G -
Owner 2:	-
Street 1:	56 SILK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 2,624 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Vinyl Exterior and 1080 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2624.000	158,900		319,200	478,100
Total Card	0.060	158,900		319,200	478,100
Total Parcel	0.060	158,900		319,200	478,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.69 | /Parcel: 442.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 23860
GIS Ref
GIS Ref
Insp Date 11/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 034.0-0004-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	159,200	0	2,624.	319,200	478,400	478,400	Year End Roll	12/18/2019
2019	101	FV	129,600	0	2,624.	289,300	418,900	418,900	Year End Roll	1/3/2019
2018	101	FV	129,600	0	2,624.	274,300	403,900	403,900	Year End Roll	12/20/2017
2017	101	FV	129,600	0	2,624.	239,400	369,000	369,000	Year End Roll	1/3/2017
2016	101	FV	129,600	0	2,624.	204,500	334,100	334,100	Year End	1/4/2016
2015	101	FV	101,500	0	2,624.	189,500	291,000	291,000	Year End Roll	12/11/2014
2014	101	FV	101,500	0	2,624.	157,100	258,600	258,600	Year End Roll	12/16/2013
2013	101	FV	101,500	0	2,624.	149,600	251,100	251,100		12/13/2012

!2825!

PRINT

Date	Time
12/10/20	18:10:34

LAST REV

Date	Time
04/02/19	14:39:43

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2825

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BANTZ EDWARD A	54882-544		6/24/2010	Convenience	99	No	No		
BANTZ EDWARD A	33972-91		11/1/2001	Family	1	No	No		
	14730-322		9/1/1982		32,000	No	No		Y

USER DEFINED

Prior Id # 1:	23860
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/23/2006	912	Manual	4,500					close in porch add

ACTIVITY INFORMATION

Date	Result	By	Name
11/6/2018	MEAS&NOTICE	HS	Hanne S
4/16/2009	Meas/Inspect	197	PATRIOT
6/26/2000	Inspected	263	PATRIOT
2/28/2000	Mailer Sent		
2/24/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2624		Sq. Ft.	Site		0	64.	1.90	3									319,181						319,200	

Total AC/HA: 0.06024 | Total SF/SM: 2624 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 319,181 | Spl Credit | Total: 319,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.93415660
Adj $ / SQ:	126.111
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	215950
Depreciation:	57011
Depreciated Total:	158939

COMMENTS

COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	5	BRs:	2	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

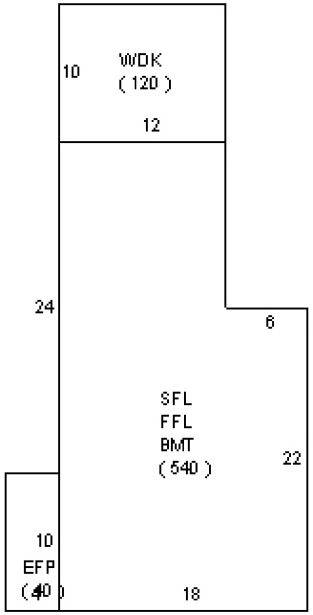
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	126.11
Special Features:	0	Val/Su Net:	89.27
Final Total:	158900	Val/Su SzAd	147.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	540	37.830	20,430
FFL	First Floor	540	126.110	68,100
SFL	Second Floor	540	126.110	68,100
WDK	Deck	120	13.390	1,607
EFP	Enclos Porch	40	67.820	2,713

Net Sketched Area:	1,780			Total:	160,950
Size Ad	1080	Gross Are	1780	FinArea	1080

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0004-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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